



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

## City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

*City Center Place is the best located office building downtown, directly across the street from the Regional Justice Center and walking distance to the federal courts.*

104,253 SF CLASS "A" OFFICE



**Bob Hawkins**

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path:)





**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

## Property Highlights

- 104,253 SF 6 story steel and glass Class A Office Building with 4.15/1,000 parking ratio
- Located in the heart of downtown. Adjacent to the Regional Justice Center, Federal Courts, Bankruptcy Courts and Nevada Supreme Courts
- On-site amenities such as restaurants, security, building engineer and local property management.
- High image office building
- 2,247 RSF to 12,198 RSF available

## Property Description:

City Centre Place is a 104,253 SF, 6 story steel and glass Class A office building located in the heart of Downtown Las Vegas. Situated directly across the street from the Clark County Regional Justice Center and walking distance to all the federal courts. In addition to being the best located office building downtown, City Centre Place offers Tenant's a prestigious and high image office building. On-site amenities are: two restaurant options on the ground floor, on-site security and building engineer, covered parking in the parking structure and one of the best parking rations downtown at 4.15/1,000.



**We have multiple suites available, ranging in size from 2,247 RSF to 12,198 RSF. We have a first floor off lobby space that is available as well as space on the top floor of the building, both prime spots in the building. Most suites are fully improved and move in ready.**

### Bob Hawkins

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)





**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101



**Bob Hawkins**  
Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)





**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101



**Bob Hawkins**  
Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path.)



**CUSHMAN &  
WAKEFIELD**  
Commerce

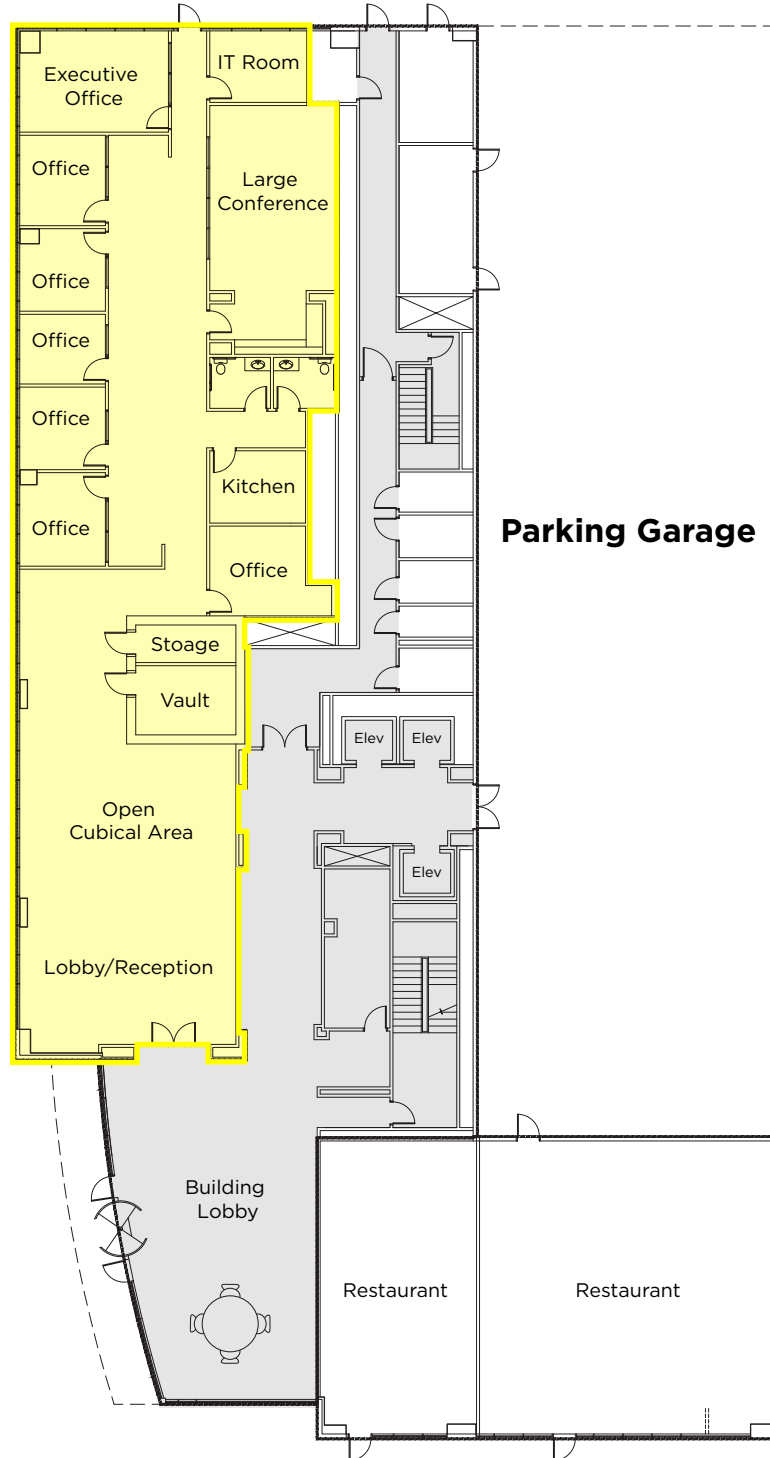
FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

## 1<sup>ST</sup> FLOOR

**Suite 100**  
5,910 RSF



**Bob Hawkins**  
Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)





**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

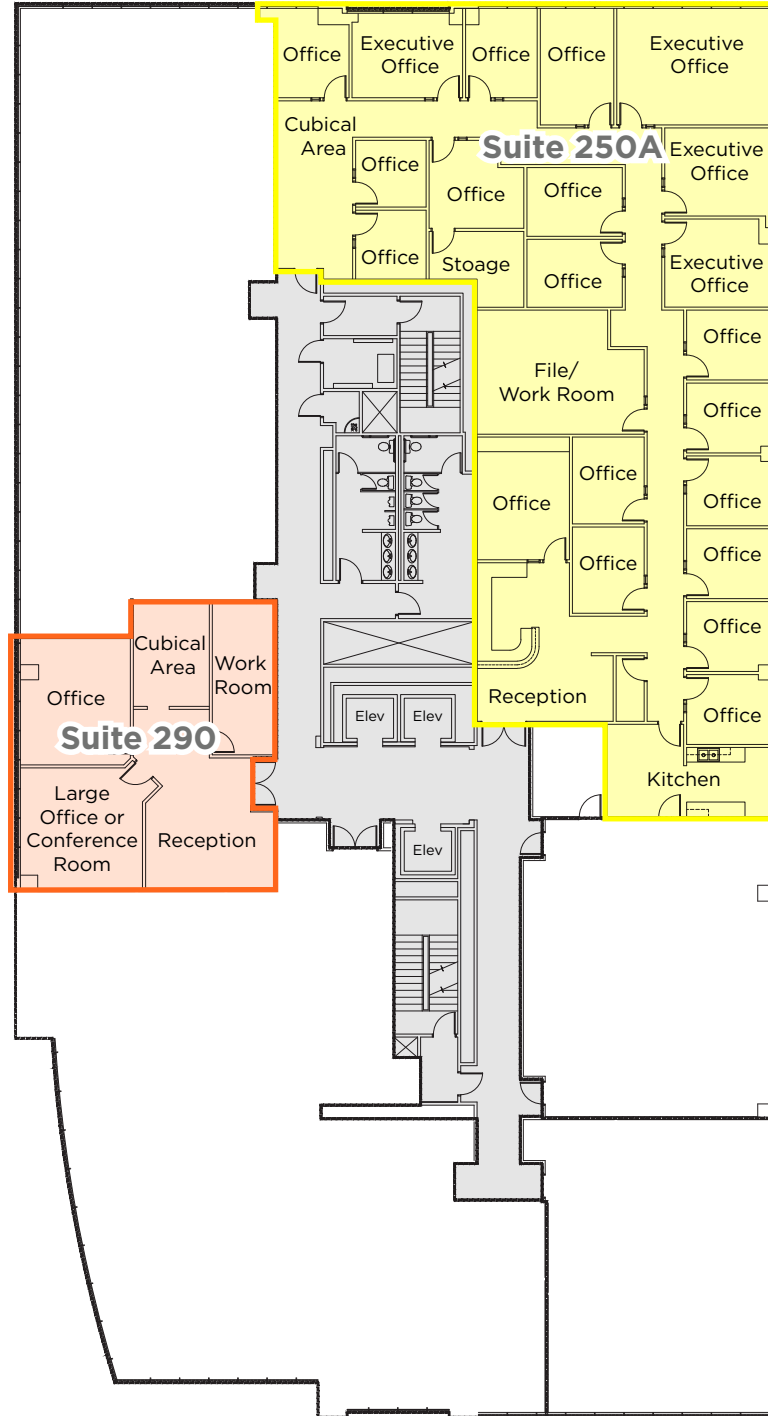
## 2<sup>ND</sup> FLOOR

### Suite 250A

6,320 RSF

### Suite 290

1,500 RSF



**Bob Hawkins**

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

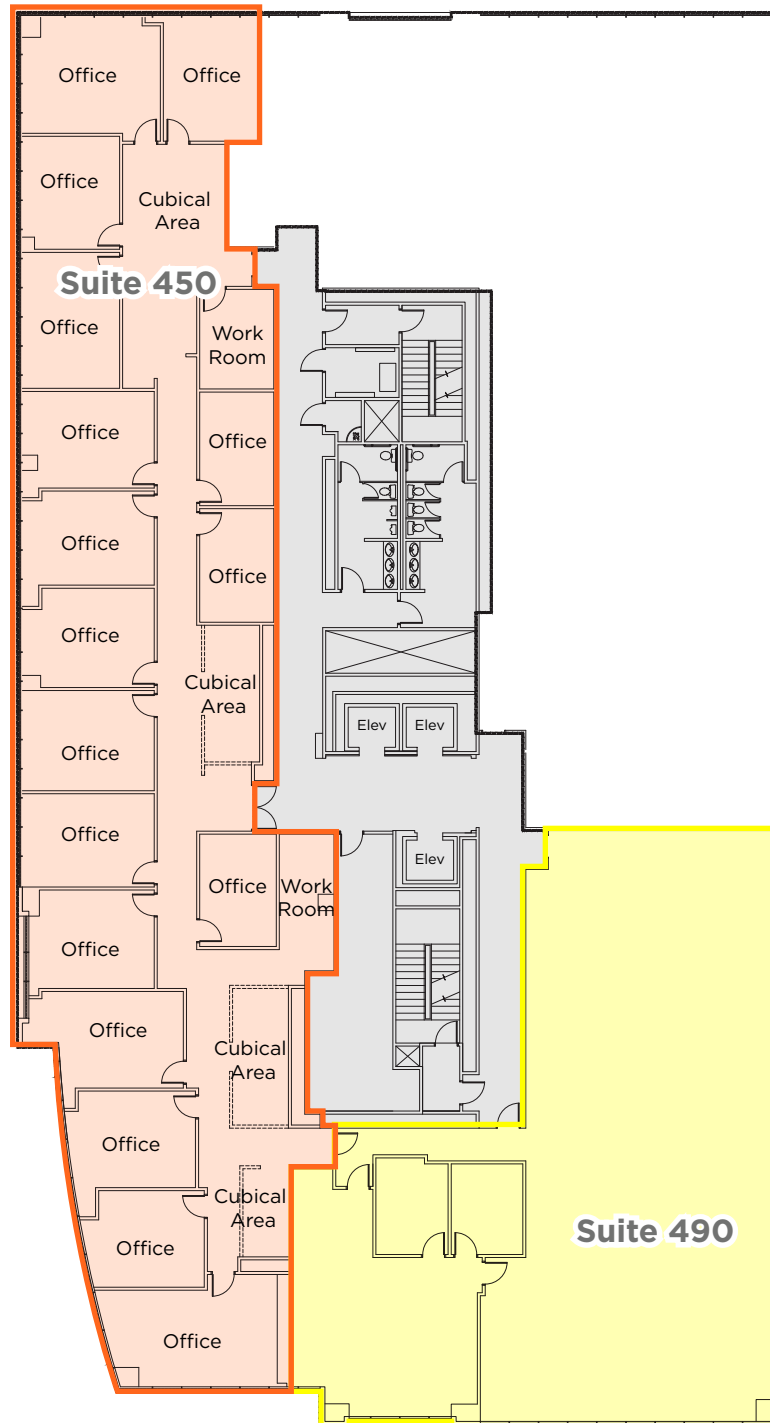
## 4<sup>TH</sup> FLOOR

### Suite 450

7,679 RSF

### Suite 490

4,519 RSF



### Bob Hawkins

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path.)



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

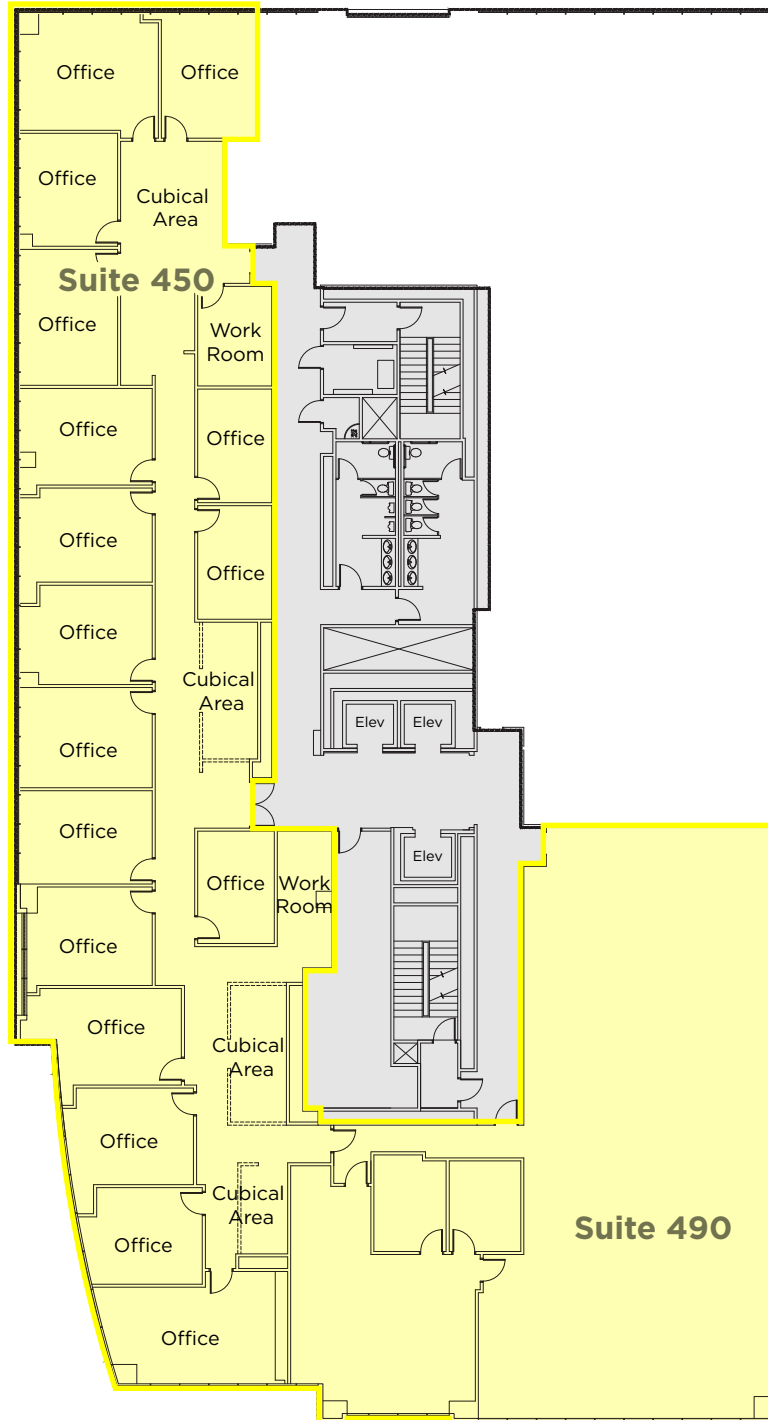
# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

## 4<sup>TH</sup> FLOOR

### Suite 450/490

12,198 RSF



### Bob Hawkins

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)





**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

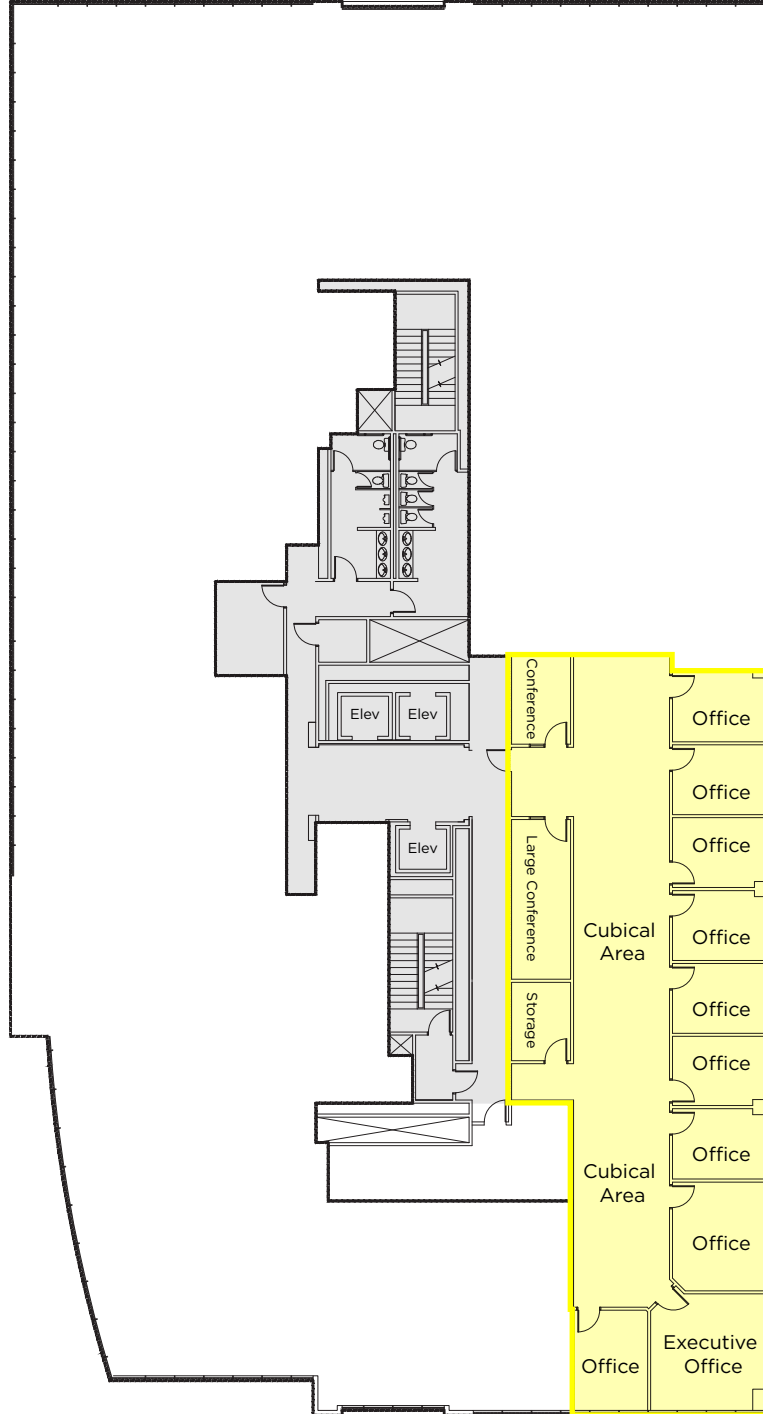
# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

## 5<sup>TH</sup> FLOOR

### Suite 501

4,440 RSF



**Bob Hawkins**

Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)



**CUSHMAN &  
WAKEFIELD**  
Commerce

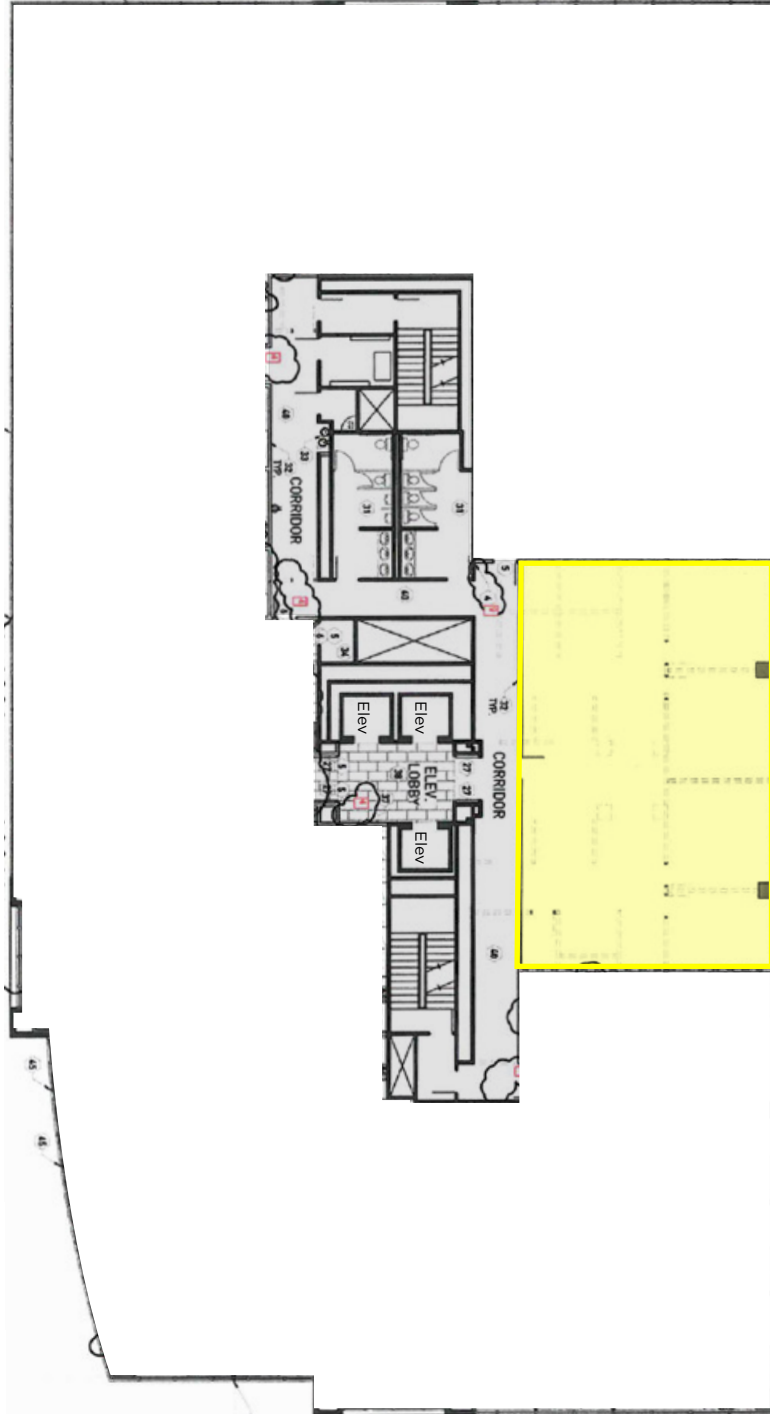
FOR LEASE

# City Centre Place

400 South 4<sup>th</sup> Street / Las Vegas, Nevada 89101

## 6<sup>TH</sup> FLOOR

**Suite 601**  
2,247 RSF



**Bob Hawkins**  
Senior Director - Office  
+1 702 688 6959  
bhawkins@comre.com

3773 Howard Hughes Parkway, Suite 100S  
Las Vegas, Nevada 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path)